

EPA Brownfields Assessment Demonstration Pilot

St. Joseph, MO

Outreach and Special Projects Staff (5105)

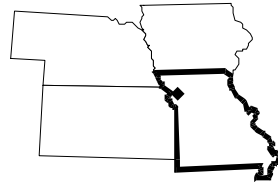
Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the City of St. Joseph for a Brownfields Pilot. St. Joseph (population 71,852) was founded along the Missouri River, and the city grew as a major crossing point along the river. During the late 1800s and into the twentieth century, the city's growing economy was based on the meat-packing industry and the railroad. However, during the 1970s and into the 1990s, the economy began to decline as industries in the urban core closed or moved to the east side of town. Abandoned buildings and vacant lots now blight the Pilot area (population 1,076) known as the Riverfront Industrial Redevelopment Area, and investment is inhibited by perceived environmental contamination. One site of particular concern in the Pilot area is a seven-acre scrap metal business. Its proximity to the river and the perceived contamination beneath the scrap metal cause environmental concern. Additionally, the site's location, in full view from the elevated interstate that runs along the west side of the redevelopment area, contributes to the blighted look of the Pilot area. There is also concern for the residents of neighboring Patee Town, which is on the eastern border of the redevelopment area. The people of Patee Town, 56.8 percent of whom have low to moderate incomes, would benefit from economic revitalization of the area.

PILOT SNAPSHOT



St. Joseph, MO

Date of Announcement:
May 2000

Amount: \$200,000

Profile: The Pilot targets 244 acres along the Missouri River just south of downtown St. Joseph for environmental assessment and cleanup and redevelopment planning.

Contacts:

City of St. Joseph
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Regional Brownfields Team
U.S. EPA - Region 7
(913) 551-7786

Visit the EPA Region 7 Brownfields web site at:
<http://www.epa.gov/region07/specinit/brown/brownfields.htm>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

OBJECTIVES

The Pilot area—the Riverfront Industrial Redevelopment Area—comprises approximately 244 acres along the Missouri River, just south of the city's downtown. The city's ultimate goal for the area is to attract new investment and, thereby, create new jobs, remove blight, raise property values, and foster economic vitality. The city lost potential redevelopment projects in the Pilot area due to the perceived contamination and the lack of an economic redevelopment strategy. To help achieve the city's redevelopment goals, the Pilot will work to remove the environmental uncertainty in the area through environmental assessments of brownfields; develop cleanup plans for sites where environmental contamination is confirmed; and create a community-based economic redevelopment strategy for the area.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Conducting environmental site assessments at brownfields;
- Developing cleanup plans for sites where contamination is confirmed;
- Creating an economic redevelopment strategy for the Riverfront Industrial Redevelopment Area;
- Coordinating and administering public outreach activities; and
- Involving the community in educational meetings regarding Pilot activities.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.